



City of Carmel

Carmel Advisory Board of Zoning Appeals Hearing Officer Monday, September 27, 2004

The meeting was held at 4:30 PM in the Caucus Rooms on the Second Floor of Carmel City Hall on September 27, 2004. The Hearing Officer was Charles Weinkauf. The meeting opened with the Pledge of Allegiance.

Department of Community Services Staff in attendance was Jon Dobosiewicz.

D. Public Hearing:

1d. Brookshire Village, Sec 3B, lot 175 - Stonebraker Residence

The applicant seeks the following development standards variance:

Docket No. 04080022 V Chapter 26.02.19.D platted setback

The site is located at 12235 Brompton Rd. The site is zoned R-2/Residence.

Filed by Mr. Stonebraker.

Present for the Petitioner: Cecil Stonebraker. The platted setback is 50 feet. The exact encroachment will be 5.33 feet for a 15 x 18 feet sunroom on the rear of the residence. He shared pictures of his residence. The lot is tree-lined with a fence making it almost impossible to see this structure.

Members of the public were invited to speak in favor or opposition to the petition: no one appeared.

Mr. Dobosiewicz gave the Department Report. The public notice stated approximately 4 feet encroachment instead of the exact encroachment of 5.33 feet. Mr. Dobosiewicz stated that the public notice is to identify the Section of the Ordinance being modified. The Department does not have any additional concerns with the modified encroachment and is recommending favorable consideration.

Mr. Weinkauf **APPROVED Docket No. 04080022 V, Brookshire Village, Sec 3B, Lot 175, Stonebraker Residence.**

2d. Carmel/Clay Schools, Carmel High School - Marching Band Tower

The applicant seeks the following development standards variance:

Docket No. 04080023 V Chapter 7.04.01 maximum height

The site is located at the northwest corner of Keystone Ave and 136th St.

The site is zoned R-1/Residence.

Filed by Aaron Reynolds of Paul I Cripe, Inc for Carmel/Clay Schools.

Present for the Petitioner: D. J. O'Toole, Paul I. Cripe, 7172 Graham Road, Indianapolis.

It was brought to everyone's attention that the public notice contained an incorrect address for the location of the Marching Band Tower. The legal description was correct and it did go out to the correct

property owners. After consultation with Legal Consul, John Molitor, the petition was tabled until correct notice could be made and will be heard on Wednesday, October 13, 2004 at 7:15 PM at a Hearing Officer meeting.

3d. Mayflower Park, Blk 1, lots 2 & 5 - Off-premise sign

The applicant seeks the following development standards variance:

Docket No. 04080025 V Chapter 25.07.01-04(l) prohibited signs

The site is located at 9770 Mayflower Park Dr. The site is zoned I-1-Industrial.

Filed by Don Miller of A Sign By Design.

Present for the Petitioner: Don Miller, 541 W. Ash, Zionsville, IN. The building is set back in excess of 300 feet. A directional location sign out toward the drive of Mayflower Park will make it easier for the public to locate the facility. A site plan was shown. The sign will be 36 by 48 with a 6 inch base. This building sets behind the building that is near the road.

Members of the public were invited to speak in favor or opposition to the petition: no one appeared.

Mr. Weinkauff read the Department Report while Mr. Dobosiewicz was out of the room. The Department Report recommended favorable consideration of the petition.

Mr. Weinkauff **APPROVED Docket No. 04080025 V, Mayflower Park, Blk 1, lots 2 & 5 – Off-premise sign.**

E. Old Business.

There was no Old Business.

F. New Business.

There was no New Business.

G. Adjourn.

The meeting was adjourned at 5:00 PM.

Chares Weinkauff, Hearing Officer

Connie Tingley, Secretary